



Brenda Sullivan, Clerk-Treasurer

**CITY COUNCIL MEETING
CITY HALL
TUESDAY, NOVEMBER 15, 2011
6:00 O'CLOCK P.M.**

I. Meeting Called to Order

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

II. Unfinished Business Requiring Council Action

- A. Second Reading of an Ordinance entitled "ORDINANCE NO. _____, 2011, AN ORDINANCE EFFECTIVELY AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, AND REZONING THE SUBJECT PROPERTY BY AMENDING THE ZONING CONDITIONS AT A LOCATION DESIGNATED AS "CCC" (COMMERCIAL: COMMUNITY CENTER WITH CONDITIONS)." (Reeves Building Rezoning). Jeff Bergman.
- B. Second Reading of an Ordinance entitled "ORDINANCE NO. _____, 2011, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "P" (PUBLIC/SEMI-PUBLIC FACILITIES) TO "CD" (COMMERCIAL: DOWNTOWN CENTER)." (Power House Rezoning). Jeff Bergman.

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO. _____, 2011, RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA APPROVING ISSUANCE OF TAX INCREMENT REVENUE BONDS OF THE CITY OF COLUMBUS REDEVELOPMENT DISTRICT." Ed Curtin.

- B. Reading of a Resolution entitled "RESOLUTION NO. _____, 2011, RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA DETERMINING THAT AN AMENDMENT TO A DECLARATORY RESOLUTION AND A PROPOSED AMENDMENT TO DEVELOPMENT PLAN APPROVED AND ADOPTED BY THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION CONFORMS TO THE PLAN OF DEVELOPMENT FOR THE CITY AND APPROVING THE AMENDMENT TO DECLARATORY RESOLUTION AND DEVELOPMENT PLAN." Ed Curtin.
- C. Introduction to a Resolution entitled "RESOLUTION NO. _____, 2011, RESOLUTION APPROVING THE PROPOSED BUDGET OF THE UTILITY SERVICE BOARD AS PRESENTED TO THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA." Keith Reeves.
- D. Reading of a Resolution entitled "RESOLUTION NO. _____, 2011, RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO DISPOSE OF RESIDENTIAL PROPERTY AT 2914 17th STREET, 1715 BEAM ROAD, 1704 BEAM ROAD AND 1632 MARR ROAD." David Hayward.
- E. Reading of a Resolution entitled "RESOLUTION NO. _____, 2011, RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO DISPOSE OF RESIDENTIAL PROPERTY AT 5505 ROCKY FORD ROAD." David Hayward.
- F. First Reading of an Ordinance entitled "ORDINANCE NO. _____, 2011, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2011." (Columbus City Council) Jesse Brand.
- G. First Reading of an Ordinance entitled "ORDINANCE NO. _____, 2011, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2011." Mayor Armstrong.

IV. Other Business

- A. Standing Committee and Liaison Reports.
- B. Next regular meeting is scheduled for **Tuesday, December 6, 2011** at 6:00 o'clock P.M. in City Hall.
- C. Adjournment.

RESOLUTION NO. _____

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS,
INDIANA APPROVING ISSUANCE OF TAX INCREMENT REVENUE BONDS OF
THE CITY OF COLUMBUS REDEVELOPMENT DISTRICT**

WHEREAS, the City of Columbus Redevelopment Commission (the "Commission"), existing and operating under IC 36-7-14 (the "Act"), and governing body of the City of Columbus Redevelopment District (the "District"), previously has established and expanded the Central Economic Development Area (the "Development Area") in the City of Columbus, Indiana (the "City"), and has designated the Development Area as an allocation area for purposes of capturing tax revenues commonly known as tax increment finance revenues ("TIF Revenues"); and

WHEREAS, pursuant to a resolution adopted by the Commission on June 6, 2011, the City, for and on behalf of the District, previously issued its "City of Columbus Redevelopment District Tax Increment Revenue Bonds, Series 2011" (the "Redevelopment District SRF Bonds") in the aggregate principal amount of \$600,000, all of which is currently outstanding, in order to finance a portion of the costs necessary to undertake environmental remediation of the former Columbus Wood Treatment site located at 53 Lafayette Street, Columbus, Indiana (the "Remediation Project"); and

WHEREAS, pursuant to an ordinance adopted by the Common Council of the City on November 1, 2011, the City authorized the issuance of the "City of Columbus, Indiana Economic Development Tax Increment Revenue Bonds, Series 2011B (Downtown Garage Project)" (the "EDC Bonds") in the maximum principal amount of \$4,500,000, in order to finance a portion of the costs necessary to design and construct a parking garage to support the employment expansion of Cummins Inc. in the City; and

WHEREAS, the Redevelopment District SRF Bonds and the EDC Bonds are payable out of the TIF Revenues; and

WHEREAS, based on revised cost estimates for the Remediation Project, the Commission now desires to finance the remaining costs of the Remediation Project and to finance a portion of the remaining costs of the Remediation Project by borrowing funds from the Indiana Brownfields Program (the "Brownfield Loan") and issuing bonds to evidence the repayment of the Brownfield Loan.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Columbus, Indiana, as follows:

1. The Common Council of the City hereby authorizes the Commission to enter into the Brownfield Loan in an amount not to exceed \$1,200,000 to fund the remaining costs of the Remediation Project, and approves the issuance of bonds of the District payable solely from TIF Revenues, on a parity with the Redevelopment District SRF Bonds and the EDC Bonds, in an amount not to exceed \$1,200,000 to evidence the repayment of the Brownfield Loan, pursuant to Indiana Code 6-1.1-17-20.5 and Section 25.1(p) of the Act. The bonds shall

bear no interest and shall mature no later than twenty-three (23) years after the date of their issuance.

2. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor as required by law.

DULY PASSED on this 15th day of November, 2011, by the Common Council of the City of Columbus, Indiana.

COMMON COUNCIL
CITY OF COLUMBUS, INDIANA

Presiding Officer

ATTEST:

Clerk-Treasurer

Presented by me to the Mayor of the City of Columbus for his approval or veto pursuant to Indiana Code § 36-4-6-15 and 16, this ____ day of November, 2011 at _____ o'clock a.m./p.m.

Clerk-Treasurer

This Resolution having been passed by the legislative body and presented to me is approved by me and duly adopted, pursuant to Indiana Code § 36-4-6-16 (a)(1), this ____ day of November, 2011 at _____ o'clock a.m./p.m.

Mayor of the City of Columbus, Indiana

Attest:

Clerk-Treasurer

INDS01 AWILLIAMS 1304661v1

RESOLUTION NO. _____

**A RESOLUTION OF THE COMMON COUNCIL OF
THE CITY OF COLUMBUS, INDIANA DETERMINING THAT
AN AMENDMENT TO A DECLARATORY RESOLUTION AND
A PROPOSED AMENDMENT TO DEVELOPMENT PLAN APPROVED
AND ADOPTED BY THE CITY OF COLUMBUS REDEVELOPMENT
COMMISSION CONFORMS TO THE PLAN OF DEVELOPMENT
FOR THE CITY AND APPROVING THE AMENDMENT TO
DECLARATORY RESOLUTION AND DEVELOPMENT PLAN**

WHEREAS, on October 3, 2011, the City of Columbus Redevelopment Commission (the "Redevelopment Commission") approved and adopted a Resolution (the "Resolution") designating an area of the City of Columbus, Indiana described on Exhibit A to the Resolution (the "Expansion Area") as an expansion to the Central Economic Development Area and as an economic development area pursuant to Indiana Code Section 36-7-14-41, and approving a proposed amendment to the development plan for the Central Economic Development Area as set forth in Exhibit B to the Resolution (the "2011 Plan Amendment"); and

WHEREAS, the Redevelopment Commission has submitted the Resolution and the 2011 Plan Amendment to this Common Council; and

WHEREAS, on November 9, 2011, the City of Columbus Plan Commission approved and adopted a resolution (the "Approving Order") approving the Resolution and the 2011 Plan Amendment and determining that the Resolution and the 2011 Plan Amendment conform to the plan of development for the City of Columbus, Indiana, and has submitted the Approving Order to this Common Council.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1. The Resolution and the 2011 Plan Amendment for the Expansion Area conform to the plan of development for the City of Columbus, Indiana.

SECTION 2. This Common Council hereby approves the Resolution, the Approving Order and the 2011 Plan Amendment, including without limitation the determination that the Expansion Area is an economic development area pursuant to Indiana Code Section 36-7-14-41.

SECTION 3. This Resolution shall be in full force and effect immediately from and after its passage.

PASSED by the Common Council of the City of Columbus, Indiana, this ____ day of _____, 2011.

CITY OF COLUMBUS, INDIANA

Presiding Officer

Attest:

Clerk-Treasurer

Presented by me to the Mayor of the City of Columbus at ____ .m., on the ____ day of _____, 2011.

Clerk-Treasurer

This Resolution approved and signed by me, the Mayor of the City of Columbus, at ____ .m., on the ____ day of _____, 2011.

Mayor

EXHIBIT A

Description of the Expansion Area

The expansion of the Central Area TIF would begin at the south right of way line of 7th Street of the west right of way line of Sycamore Street extended, the north along the west right of way line of Sycamore Street to the south right of way line of 8th Street, then east along the south right of way line of 8th Street to the east right of way line of the north south alley, then south along the east right of way line of the north south alley to the south right of way line of the east west alley, approximately 250 feet then west along the south right of way line of said alley to the east right of way line of Sycamore Street, then south along the east right of way line to the south right of way line to the 7th Street, then west along the south right of way line to the point of beginning.

EXHIBIT B

Description of Proposed Redevelopment Activities in the Expansion Area

The former St. Bartholomew site is a proposed housing project with a mix of market rate and affordable apartments utilizing the former school and sanctuary.



Sycamore Street

8th Street

Existing TIF Boundary

Proposed New TIF Boundary

Chestnut Street

7th Street

©2011 Europa Technologies

©2011 Google

Image IndianaMap Framework Data

RESOLUTION NO. _____, 2011

**RESOLUTION APPROVING THE PROPOSED
BUDGET OF THE UTILITY SERVICE BOARD
AS PRESENTED TO THE COMMON COUNCIL OF
THE CITY OF COLUMBUS, INDIANA**

WHEREAS, Ordinance No. 6, 1987, provides that the Common Council for the City of Columbus, Indiana, review and/or modify, revise or amend the proposed budget for the Utility Service Board presented to the Common Council of the City of Columbus, Indiana in November of each year; and

WHEREAS, on October 20, 2011 the Utility Service Board of the City of Columbus, Indiana approved the Annual Budget of said Board, a copy of which is attached hereto and made apart hereof as Exhibit "A".

THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, AS FOLLOWS:

1. That the proposed budget of the Utility Service Board as submitted to the Common Council on November 15, 2010 is hereby approved.

Adopted by the Common Council of the City of Columbus, Indiana, and approved by me,
as Mayor, this ____ day of _____, 2011, at
_____ o'clock _____.M.

Mayor Fred L. Armstrong

MEMBERS OF THE COMMON COUNCIL

ATTEST:

Brenda Sullivan
Clerk-Treasurer

Adopted by Council

_____ Ayes

_____ Nays

RESOLUTION NO. _____, 2011

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS
TO DISPOSE OF RESIDENTIAL PROPERTY AT
2914 17TH Street, 1715 Beam Road, 1704 Beam Road and 1632 Marr Road.

WHEREAS, Improvements to 17th Street between Central Avenue and US 31 have become necessary; and,

WHEREAS, Certain properties bordering 17th Street have been acquired to accommodate improvements; and,

WHEREAS, The 17th Street project utilizes Federal Transportation Fund, and all property acquisition for the project followed Federal guidelines for acquiring property; and,

WHEREAS, Through the acquisition process the properties at 2914 17th Street, 1715 Beam Road, & 1704 Beam Road were acquired by the City of Columbus; and,

WHEREAS, The City already owned the property at 1632 Marr Road.

WHEREAS, Only a portion of the properties are necessary to accommodate the 17th Street improvements; and,

WHEREAS, In accordance with IC 36-1-11-1, the executive of the City of Columbus approves of the disposition of these properties; and,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL of the City of Columbus, Indiana that:

The Common Council of the City of Columbus, being the fiscal body of the City of Columbus, approves the disposition of excess residential properties at 2914 17th Street, 1715 Beam Road, 1704 Beam Road and 1632 Marr Road, hereby directs to the City Engineer to carry out the disposition in accordance with IC 36-1-11-1.

This resolution shall be in full force and effect from and after its passage.

Adopted by the Common Council of the City of Columbus, Indiana on the ____ day of _____, 2011 by a vote of ____ ayes and ____ nays.

Presiding Officer of the Common Council

ATTEST:

Clerk of the City of Columbus, Indiana

RESOLUTION NO. _____, 2011

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS
TO DISPOSE OF RESIDENTIAL PROPERTY AT
5505 Rocky Ford Road

WHEREAS, Improvements to Rocky Ford Road between Taylor Road and Talley Road have become necessary; and,

WHEREAS, Certain property bordering Rocky Ford Road has been acquired to accommodate improvements; and,

WHEREAS, The Rocky Ford Road – Taylor to Talley project utilizes Federal Transportation Fund, and all property acquisition for the project followed Federal guidelines for acquiring property; and,

WHEREAS, Through the acquisition process the entire property at 5505 Rocky Ford Road was acquired by the City of Columbus; and,

WHEREAS, Only a portion of the property is necessary to accommodate the Rocky Ford Road – Taylor to Talley improvements; and,

WHEREAS, In accordance with IC 36-1-11-1, the executive of the City of Columbus approves of the disposition of this property; and,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL of the City of Columbus, Indiana that:

The Common Council of the City of Columbus, being the fiscal body of the City of Columbus, approves the disposition of excess residential property at 5505 Rocky Ford Road, and hereby directs to the City Engineer to carry out the disposition in accordance with IC 36-1-11-1

This resolution shall be in full force and effect from and after its passage.

Adopted by the Common Council of the City of Columbus, Indiana on the ____ day of _____, 2011 by a vote of ____ ayes and ____ nays.

Presiding Officer of the Common Council

ATTEST:

Clerk of the City of Columbus, Indiana

ORDINANCE NO. _____, 2011

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION
OF FUNDS FOR THE BUDGET YEAR 2011**

WHEREAS, the Indiana General Assembly, has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and,

WHEREAS, the City of Columbus, Indiana has successfully partnered with the Columbus Indiana Economic Development Board for a number of years resulting in thousands of jobs being created and approximately \$1.5 billion in annual economic output;

WHEREAS, the City desires to continue to partner with the Columbus, Indiana Economic Development Board located at 500 Franklin Street, Columbus, Indiana and take advantage of an opportunity to prepay the sum of \$7000.00 for a Gold membership for the calendar years, 2012, 2013 and 2014 for a total payment of \$21,000.00;

WHEREAS, there are additional funds in the amount of \$21,000.00 available for this purpose and these funds must be appropriated for the purpose before they can be spent;

NOW THEREFORE BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA that the Columbus City Clerk-Treasurer is authorized to pay the sum of Twenty One Thousand Dollars (\$21,000.00) to the Columbus Indiana Economic Development Board to cover the dues for a Gold Membership for calendar years 2012, 2013 and 2014 and the same is hereby appropriated and ordered to be paid from the General Fund for the City of Columbus, Indiana and for the purposes herein specified to the laws governing the same:

General Fund for the City of Columbus
Account No. 101-003-392
Amount \$21,000.00

This Ordinance shall be in full force and effect from and after its passage and approval according to the laws of the State of Indiana.

ADOPTED, by the Common Council of the City of Indiana, this
____ day of November, 2011 at _____ o'clock P.M. by a vote of
____ ayes and _____ nays.

Presiding Officer

ATTEST:

Brenda Sullivan
Clerk Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of
November, 2011 at _____ o'clock P.M.

Fred L. Armstrong
Mayor of the City of Columbus, Indiana

ORDINANCE NO. _____, 2011

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION
OF FUNDS FOR THE BUDGET YEAR 2011**

WHEREAS, the Indiana General Assembly, has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and,

WHEREAS, that the Columbus City Council passed Ordinance No. 49, 1984 an Ordinance to Establish a Promotional Account for the City Of Columbus, Indiana;

WHEREAS, the purposes of the Ordinance to Establish a Promotional Account are numerous and includes "any other purpose which is deemed by the Mayor of the City of Columbus to directly relate to the promotion or betterment of the City";

WHEREAS, there is a desire by the Administration and the Common Council to reward the City of Columbus employees with a year-end event to honor the employees' efforts in promoting the City, the employees' service and commitment to the betterment of the community;

WHEREAS, there are additional funds in the amount of \$25,000.00 available for this purpose and these funds must be appropriated for the purpose before they can be spent;

NOW THEREFORE BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA that the Columbus City Clerk-Treasurer is authorized to pay for the Columbus City Employees year end event the amount of Twenty Five Thousand Dollars (\$25,000) and is hereby appropriated and ordered to be paid from the Promotional Account for the City of Columbus, Indiana and for the purposes herein specified to the laws governing the same:

Promotional Account for the City of Columbus
Account No. 101- 001-391
Amount \$25,000.00

This Ordinance shall be in full force and effect from and after its passage and approval according to the laws of the State of Indiana.

ADOPTED, by the Common Council of the City of Indiana, this
____ day of November, 2011 at _____ o'clock P.M. by a vote of
____ ayes and _____ nays.

Presiding Officer

ATTEST:

Brenda Sullivan
Clerk Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of
November, 2011 at _____ o'clock P.M.

Fred L. Armstrong
Mayor of the City of Columbus, Indiana